

## Enright, Bill

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**From:** Enright, Bill  
**Sent:** Friday, October 23, 2015 1:24 PM  
**To:** 'Philip DeFrancesco'  
**Cc:** adamevesalon@gmail.com  
**Subject:** RE: 13 E Miner Development - Comments & Update  
**Attachments:** 13 e miner pud.pdf

Phil/ Frank: please find attached second round comments from Planning, Health, Fire, and Building. I have not yet received the preliminary engineering plan so there may be comments on that from myself and Engineering. Please respond in writing to each comment referenced by department. I need your responses by Wednesday, October 28<sup>th</sup>. Also I need the preliminary Engineering Plan very soon so we have time to review. Please submit by Tuesday, October 27<sup>th</sup>.

Thank you.

### **Bill Enright**

*Deputy Director Planning & Community Development  
Village of Arlington Heights  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005  
847-368-5211*

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**From:** Philip DeFrancesco [mailto:padxco@gmail.com]  
**Sent:** Thursday, October 08, 2015 9:56 PM  
**To:** Enright, Bill  
**Cc:** adamevesalon@gmail.com; Phil DeFrancesco  
**Subject:** Re: 13 E Miner Development - Comments & Update

Hi Bill,

In regards to the letter, I've gone through and revised per your direction. Please let me know if this is sufficient to print and mail out.

If you have any questions or if there is anything else you need, please let me know.

Thanks.

Philip DeFrancesco  
President of Dapper Crown  
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*Affiliated with Parkvue Realty*

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## **Planning and Community Development**

### **Round 2 Comments**

#### **PC #15-013: 13 E . Miner Street Preliminary PUD**

1. To reiterate, staff does not support the Land Use Variation to the Permitted Use Table to allow a residential development. Village code requires first floor commercial space in downtown. The garage proposed is only 7 spaces, whereas 14 are required. The Village can make available the required 14 spaces in the north garage at the monthly fee rate.
2. The developer shall be required to obtain monthly residential permits in the north garage for any required parking that is not provided on site.
3. No fences (other than temporary construction fences), shall be permitted on the property side or rear yards.
4. An ingress and egress easement shall be required along the east side of the Adam and Eve property to allow for access for the 13 E .Miner Street building out to Miner Street. Said easement document shall be submitted for Village review as part of the Final PUD submittal.
5. As part of Final PUD review, the petitioner shall submit a detailed to scale site plan of the corridor between the Adam and Eve building and the proposed 13 E Miner building indicating how garbage corrals will be provided for the Adam and Eve building and Eddies Restaurant. Currently the location of the garbage toters may interfere with the required exiting for the 13 E Miner development. An easement may be required to allow for refuse toters so that they do not block access to and from 13 E Miner.
6. As part of Final PUD submittal and review, the petitioner shall submit a construction staging plan and a timeline for construction.
7. As part of Final PUD submittal and review, the petitioner shall submit final engineering plans including detention calculations, details for the Miner Street sidewalk/streetscape and location and cross sections for utilities.
8. As part of Final PUD submittal and review, the petitioner shall demonstrate that there are agreements with the adjacent property owners for the relocation of existing utilities that traverse the 13 E Miner site.
9. As part of Final PUD submittal and review, the petitioner shall submit a Plat of Easement signed by ComEd and any other utility companies requiring use of the proposed 5 foot wide utility easement.

# Memo

**To:** Bill Enright, Deputy Director of Planning & Community Development

**From:** Jeff Bohner, Health Officer

**Date:** October 19, 2015

**Re:** 13 E. Miner, P.C. #15-013

The Environmental Health Division has no further comments- please see the attached comments from the Disability Services Coordinator.

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OCT 20 2015

PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

Plan Review

Project: Miner Street Development  
13 E. Miner St.  
Planned Unit Development  
P.C. #15-013 Round 2

To: Bill Enright, Planning & Community Department

From: David Robb, Disability Services Coordinator  
Department of Building and Health Services  
(847) 368-5793 

Date: October 19, 2015

Re: Illinois Accessibility Code (IAC) Eff. April 1997  
<http://www.illinois.gov/cdb/business/codes/pages/illinoisaccessibilitycode.aspx>  
Federal Fair Housing Accessibility Guidelines Eff. March 13, 1991  
<http://www.fairhousingfirst.org/fairhousing/requirements.html>

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Sheets A7, A8, and A9

- 1) The "Future Accessible Units" on the second, third, and fourth floors are stacked one above each other. This configuration does not comply with the Illinois Accessibility Code requirement to disperse the accessible or adaptable dwelling units in a variety of sizes and locations throughout the building, per IAC Section 400.350(d).
- 2) The remaining nine dwelling units are under jurisdiction of the Federal Fair Housing Act's Accessibility Guidelines. These nine dwelling units lack usable doors and usable bathrooms per 42 United States Code (USC) §3601 et seq.

October 16, 2015

To: Bill Enright, Planning & Community Development

From: Deb Pierce, Plan Reviewer *DP*

Re: PC #15-013; 13 E Miner St. PUD

Building Code Comments

- 1-2. Okay
3. Provide the proposed UL Design number for the 1-hour rated fire partitions.
4. Provide the proposed UL Design number for the 1-hour rated floor assemblies.
5. Label the elevator mechanical room on the plans. Plans only indicate mechanical room, and show two.
6. The occupant load is not shown on the plans.
7. This review recognizes the relocation of the rear stairwell. Provide the travel distance to the public way.
8. Identify each unit.

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OCT 16 2015

PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

Fire Notes  
13 East Miner

Round 2.1 (10/19/15)

1. The Exit Discharge issue, as revised, with an unimpeded easement access thru the adjacent property to the West is acceptable. The drawing shows a gate there now, which will have to be removed. My understanding is that this has already been agreed upon.
2. The occupancy load has been estimated by us as 44 people. The minimum required width for this volume is 44 inches, so the 5 foot dimension as specified on the drawing is plenty. This dimension holds only where the walls have a minimum 1 hour fire rating, and no openings. Where windows are present, as exists towards the front of the West elevation, the egress width must be at least 10 feet. However, the easement through the neighboring property also satisfies this requirement. (IBC 2009 – 1027.5)

## **Enright, Bill**

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**From:** Philip DeFrancesco <padxco@gmail.com>  
**Sent:** Monday, October 26, 2015 7:31 PM  
**To:** Enright, Bill  
**Cc:** adamevesalon@gmail.com; Phil DeFrancesco  
**Subject:** Re: 13 E Miner Development - Comments & Update

Good Evening Bill,

Hope all is well. In going through the 2nd round of comments, here are Frank's 2nd round of responses per department:

### **Planning and Community**

1. We understand this variation; however we still do not see the value of the retail on the first floor over having a parking garage. From financial and risk standpoints, it's only Frank that carries this. And with this, it makes most financial sense and less risk for Frank to move forward with the development with garage parking on the first floor, rather than retail.

2. Agreed

3. Agreed

4. Agreed

5. Agreed with Adam and Eve building providing garbage corrals and toters for the development of 13 E Miner.

However, Dis-Agree with Adam and Eve providing garbage corrals and toters to Eddies Restaurant and will drastically interfere with the development of 13 E Miner. Eddies Restaurant, as he has been reminded numerous times before and village has been made aware of, is responsible to provide his own garbage corral and toters within his own premises; however has refused to do so til this day. (has also been reminded by Theresa and Shawn from the Health Department)

6. Agreed

7. Agreed

8. Agreed

9. Agreed

### **Building and Health Services**

1. Architect is re-configuring blue prints

2. Architect is re-configuring blue prints

### **Plan Reviewer**

3. To be determined by Architect
4. To be determined by Architect
5. Agreed
6. Plans being revised by Architect to show this
7. The travel distance from rear stairwell and public way is less than 200 feet.
8. Plans being revised by Architect to show this

**Fire Department**

1. Plans are not to have the gate removed; however can be easily opened and will not be locked.

If you have any questions or if there is anything else you need, please let me know.

Thanks.

Philip DeFrancesco  
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----- Original Message -----

From: "Enright, Bill" <[benright@vah.com](mailto:benright@vah.com)>  
To: "Philip DeFrancesco" <[padxco@gmail.com](mailto:padxco@gmail.com)>  
Cc: "adamevesalon@gmail.com" <[adamevesalon@gmail.com](mailto:adamevesalon@gmail.com)>  
Sent: 10/23/2015 1:23:45 PM  
Subject: RE: 13 E Miner Development - Comments & Update

Phil/ Frank: please find attached second round comments from Planning, Health, Fire, and Building. I have not yet received the preliminary engineering plan so there may be comments on that from myself and Engineering. Please respond in writing to each comment referenced by department. I need your responses by Wednesday, October 28<sup>th</sup>. Also I need the preliminary Engineering Plan very soon so we have time to review. Please submit by Tuesday, October 27<sup>th</sup>.